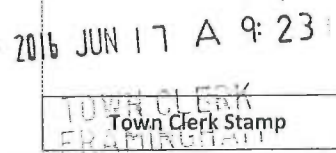


Framingham Planning Board

Memorial Building • Room 205 • 150 Concord Street
Framingham, MA 01702-8373
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PLANNING BOARD MEMBERS

CHRISTINE LONG, CHAIR
LEWIS COLTEN, VICE CHAIR
VICTOR ORTIZ, CLERK
THOMAS F. MAHONEY
STEPHANIE MERCANDETTI

PLANNING BOARD STAFF:

AMANDA L. LOOMIS, AICP, PLANNING BOARD ADMINISTRATOR

**Planning Board Meeting Minutes
Thursday, June 2, 2016
FINAL**

Planning Board members present on June 2, 2016: Christine Long, Chair, Lewis Colten, Vice-Chair, Victor Ortiz, Clerk, and Stephanie Mercandetti. Also present, Amanda Loomis, Planning Board Administrator.

The Planning Board meeting was held in the Ablondi Room of the Memorial Building. Christine Long, Chair, called the Planning Board meeting to order at 7:00 p.m. and read the agenda into the record.

- I. 7:00 p.m. Public Hearing to consider the application of RCS Learning Center, Inc. for Minor Site Plan Review under Dover Amendment Uses, M.G.L. Ch. 40A, Section 3 and a Public Way Access Permit for the properties located at 82 Edmands Road and 874 (Rear) Edgell Road. The applicant is proposing to construct a two-floor school with a basement, in addition to: stormwater improvements, off-street parking, and other associated site improvements.

Present for the public hearing: Attorney, Peter Barbieri, Fletcher Tilton, P.C., Bert Corey, Engineer, Schofield Brothers of New England, Inc., and Louis Ranieri, RCS Learning Center

Christine Long, Chair, opened the continued public hearing for the Project at 82 Edmands Road and 874 (Rear) Edgell Road.

Ms. Long requested that the Planning Board Administrator present the draft decision. Ms. Loomis presented the draft decision containing highlighted edits made since the earlier electronic version released to the Planning Board. Ms. Loomis further noted that Attorney Barbieri also provided a separate version for Board review containing several revisions requested by the Applicant.

The Planning Board reviewed and discussed the draft decision as presented by the Administrator while taking into consideration the proposed amendments to the Planning Board draft decision presented by Attorney Barbieri.

Victor Ortiz moved that the Planning Board grant approval for Minor Site Plan Review pursuant to Section VI.F.2.a of the Framingham Zoning By-Law, Article 20: Regulations Governing Applications for Site Plan Review for Dover Amendment Uses of the Planning Board Rules and Regulations, and M.G.L. c. 40A, Section 3 for the purposes constructing a two-floor school with a basement, in addition to stormwater improvements, off-street parking, landscaping, and other

site improvements, for the property located at 82 Edmands Road and 874 (Rear) Edgell Road, zoned Single Family Residential (R-4). Lewis Colten seconded the motion. The Planning Board voted in favor of the motion 4-0-0. MOTION PASSED

Victor Ortiz moved that the Planning Board grant approval for a Public Way Access Permit pursuant to Article VI., Section 8 of the Framingham General By-Laws for the modification of a curb cut for the properties located at 82 Edmands Road and 874 (Rear) Edgell Road, zoned Single Family Residential (R-4). Lewis Colten seconded the motion. The Planning Board voted in favor of the motion 4-0-0. MOTION PASSED

- II. 7:00 PM Public Hearing Pursuant to Section IV.B and VI.E of the Framingham Zoning By-Law, Article VI, Section 8 and Article VI, Section 10 of the Framingham General By-Laws, a public hearing to consider the application of Starr Construction, Inc. for a Special Permit for a Common Driveway, Public Way Access Permit, and a Modification to a Scenic Roadway for the property located at 160 Edgell Road. The applicant is proposing to construct a common driveway for three house lots.

Present for the public hearing: Stephen Starr, Starr Construction Inc. and Terrence Ryan, Applewood Survey.

Christine Long, Chair, opened the continued public hearing for the Project at 160 Edgell Road.

Ms. Long requested that the Planning Board Administrator present the draft decision. Ms. Loomis presented the draft decision and highlighted the edits made to the draft decision since the release of the electronic packets.

The Planning Board discussed the draft decision as presented. The Planning Board requested clarification relative to the increase in the public way curb cut.

Lewis Colten moved that the Planning Board grant approval to allow the Applicant, Stephen P. Starr, Starr Construction, Inc. to construct a common driveway to access three lots for the property located at 160 Edgell Road, zoned Single Family Residential (R-3). Victor Ortiz seconded the motion. The Planning Board voted in favor of the motion 4-0-0. MOTION PASSED

Lewis Colten moved that the Planning Board grant approval to allow the Applicant, Stephen P. Starr, Starr Construction, Inc. to construct a curb cut on a scenic roadway for the purposes to construct a common driveway to access three lots, for the property located at 160 Edgell Road, zoned Single Family Residential (R-3). Victor Ortiz seconded the motion. The Planning Board voted in favor of the motion 4-0-0. MOTION PASSED

Lewis Colten moved that the Planning Board grant approval to allow the Applicant, Stephen P. Starr, Starr Construction, Inc. to modify a scenic roadway for the purposes to construct a common driveway to access three lots, for the property located at 160 Edgell Road, zoned Single Family Residential (R-3). Victor Ortiz seconded the motion. The Planning Board voted in favor of the motion 4-0-0. MOTION PASSED

- III. 7:00 PM Public Hearing to consider the application for VTT Frederick Street, LLC for Minor Site Plan Review and Public Way Access Permit. The applicant proposes to construct a new 3-story, 9-unit multi-family residential building with associated site improvements and off-street parking. The property is located at 29-31 Frederick Street

Present for the public hearing: Attorney Paul Galvani, Galvani and Associates, Brian Nelson, MetroWest Engineering

Christine Long, Chair, opened the continued public hearing for the Project at 160 Edgell Road.

Ms. Long requested that the Planning Board Administrator present the draft decision. Ms. Loomis presented the draft decision and highlighted the edits made since the release of the draft decision in the electronic packets.

The Planning Board discussed the draft decision as presented. The Planning Board requested clarification relative to the photometric plan.

Stephanie Mercandetti moved that the Planning Board grant approval for minor site plan review pursuant to Section VI.F.2.c of the Framingham Zoning By-Law for the construction of a 3-story, 9-unit residential building with landscaping and associated site improvements within the Central Business (CB) Zoning District, for the properties located at 29-31 Frederick Street, zoned Central Business (CB) Zoning District. Lewis Colten seconded the motion. The Planning Board voted in favor of the motion 4-0-0. MOTION PASSED

Stephanie Mercandetti moved that the Planning Board grant approval for a Public Way Access Permit pursuant to Article VI., Section 8 of the Framingham General By-Laws for the construction of two curb cuts for the purposes of 2-temporary use off-street parking spaces for the properties located at 29-31 Frederick Street, zoned Central Business (CB) Zoning District. Victor Ortiz seconded the motion. The Planning Board voted in favor of the motion 4-0-0. MOTION PASSED

- IV. 7:00 PM Public Hearing Pursuant to Section V.F and VI.E of the Framingham Zoning By-Law and Section 81-S of Chapter 41 of the Massachusetts General Laws, the Rules and Regulations Governing Subdivision of Land in the Town of Framingham dated March 2008, a public hearing will be held to

consider the application of Ellingwood Construction, Inc. for a Special Permit for Land Disturbance and Preliminary Subdivision for the property located at 145 Meadow Street. The applicant proposes to remove the existing berm and construct 10 new house lots.

Present for the public hearing: William Ellingwood, Applicant and Brian Nelson, Engineer, Metrowest Engineering, Inc.

Christine Long, Chair, opened the continued public hearing for the Project at 145 Meadow Street regarding the special permit for land disturbance. Ms. Long continued the public hearing for the preliminary subdivision without testimony after accepting the applicants request for an extension of time to June 16, 2016.

Ms. Long requested that the Planning Board Administrator present the draft decision for a special permit for land disturbance. The Planning Board discussed the draft decision as presented. The Planning Board requested several modification and edits to the draft decision.

Lewis Colten moved that the Planning Board grant approval for the request of waivers from Sections V.F.d(1)(h), V.F.d.(1)(h)(i), V.F.d.(1)(h)(ii), V.F.d.(1)(h)(iii), V.F.d.(2)(g), and V.F.d.(2)(h) the Framingham Zoning By-Law for the purposes outlined in the Applicants request for Waiver Narrative, for the property located at 145 Meadow Street, zoned Single Family Residential (R-1). Stephanie Mercandetti seconded the motion. The Planning Board voted in favor of the motion 4-0-0. MOTION PASSED

Lewis Colten moved that the Planning Board grant approval for the Special Permit for Land Disturbance pursuant to Section V.F and VI.E of the Framingham Zoning By-Law for the purposes of removing the earth berm, in accordance with the March 27, 2013, Condition #20 and conditioned herein, for the property located at 145 Meadow Street, zoned Single Family Residential (R-1). Stephanie Mercandetti seconded the motion. The Planning Board voted in favor of the motion 4-0-0. MOTION PASSED

V. Any other business

- **673 Concord Street – Project Discussion**

Brian Nelson, MetroWest Engineering presented a new draft plan for the potential residential subdivision at 673 Concord Street, stating that he was seeking direction from the Planning Board as to whether the plan would be acceptable as revised. Mr. Nelson provided a brief overview of the new plan and comparisons to the previous plan reviewed earlier by the Planning Board as well as the process conducted for 673 Concord Street to date.

The Planning Board briefly discussed the proposed modifications to the approved preliminary subdivision plan. The Planning Board reviewed and provided recommendations for the sidewalks,

access to the abutting/new roadway, site circulation. The Planning Board was favorable to the proposed amendments made to the approved preliminary subdivision plan.

- **1699 Worcester Road Occupancy Permit**

Ms. Loomis provided a brief status of the project at 1699 Worcester Road stating that the Applicant was granted a temporary certificate of occupancy. Ms. Loomis further stated that two performance bonds were placed by the Applicant, one for landscape and one for the sidewalk. Ms. Loomis stated that outstanding issues due from the Applicant include an as-built plan and the installation of a sign along Route 9. Ms. Loomis stated that the sign along Route 9 has to be installed pending MassDOT review and approval.

Stephanie Mercandetti moved that the Planning Board grant the Planning Board Administrator authority to sign-off on a final occupancy permit once all conditions of the Planning Board's decision have been satisfied. Lewis Colten seconded the motion. The Planning Board voted in favor of the motion 4-0-0. MOTION PASSED

VI. Approval of Minutes – May 16, 2016

Christine Long, Chair, asked for Planning Board member comments relative to the revisions made to the meeting minutes of May 16, 2016. No Planning Board member comments were made.

No vote was taken on the May 16, 2016 meeting minutes due to a lack of Planning Board member majority eligible to vote. Ms. Long stated that the Planning Board will vote these minutes on June 16, 2016.

VII. Approval of Minutes – May 23, 2016

Christine Long, Chair, asked for Planning Board member comments for the meeting minutes of May 23, 2016. No Planning Board member comments were made.

Stephanie Mercandetti moved that the Planning Board approve the Planning Board meeting minutes of May 23, 2016 as presented. Victor Ortiz seconded the motion. The Planning Board voted in favor of the motion 4-0-0. MOTION PASSED

VIII. Administrator's Report

No Administrator Report was given.

IX. Planning Board member report

No Planning Board member reports were given.

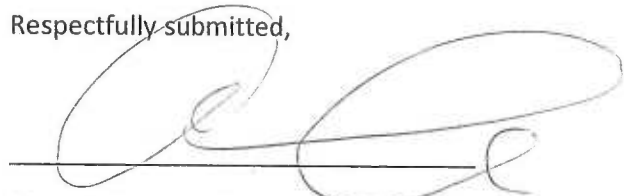
X. Adjournment

Stephanie Mercandetti moved that the Planning Board adjourn. Victor Ortiz seconded the motion. The Planning Board voted in favor of the motion 4-0-0. MOTION PASSED.

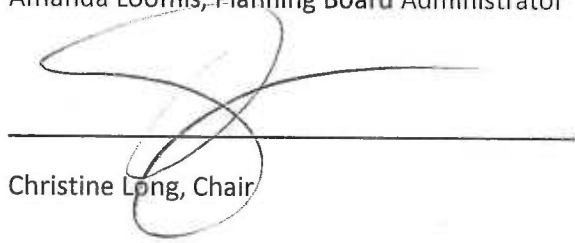
The meeting was adjourned at 7:50 p.m.

Planning Board Meeting Minutes June 2, 2016

Respectfully submitted,

A handwritten signature in dark ink, consisting of several loops and a long horizontal stroke, positioned above a solid horizontal line.

Amanda Loomis, Planning Board Administrator

A handwritten signature in dark ink, featuring a large loop and a long horizontal stroke, positioned above a solid horizontal line.

Christine Long, Chair